



Maillard  
& Co

£ 895,000

St Melior, Les Grands vaux

For Sale



“Choice of Two Quality New Build Family Homes  
in Grand Vaux”

4

Bedrooms

1

Receptions

2

Bathrooms

For Sale

## Property features

Quality New Builds  
Garden and Parking

Choice of 2 Family Homes  
Separate Utility Room



## Property details

Choice of Two Quality New Build Family Homes in Grand Vaux

A choice of two brand new modern semi detached family homes situated in Grand Vaux within easy reach of the main schools and the town centre.

Both properties offer the same accommodation however one has been upgraded with fitted wardrobes and a media wall in the living area. Both provide modern open plan living with plenty of space for dining and entertaining. A utility room and W.C complete the ground floor. The bedrooms are situated on the first floor with the master benefitting from a contemporary shower room and a spacious house bathroom serves the others.

The west facing gardens are private and sunny and have patio areas and lush lawns.

Parking for 3 cars at the front of the property on the blocked paved driveway.

A high quality build and spec and viewings come recommended.

All mains services. uPVC double glazed. Electric under floor heating throughout ground floor and bathrooms. Freehold.

## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.































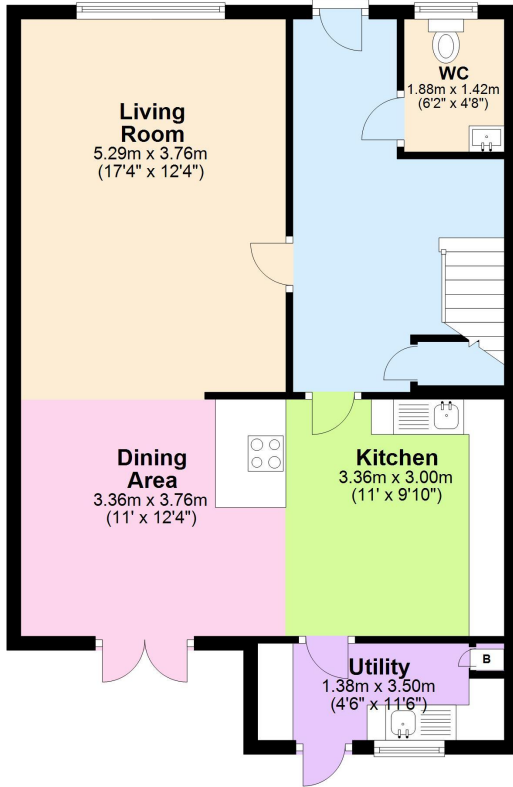






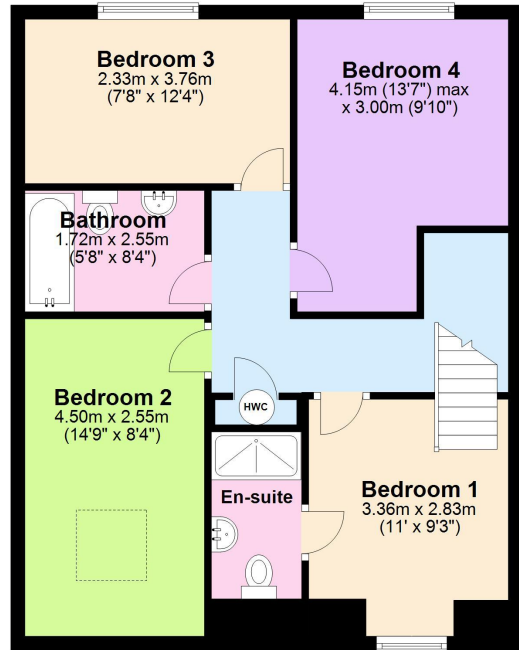
### Ground Floor

Approx. 65.2 sq. metres (701.8 sq. feet)



### First Floor

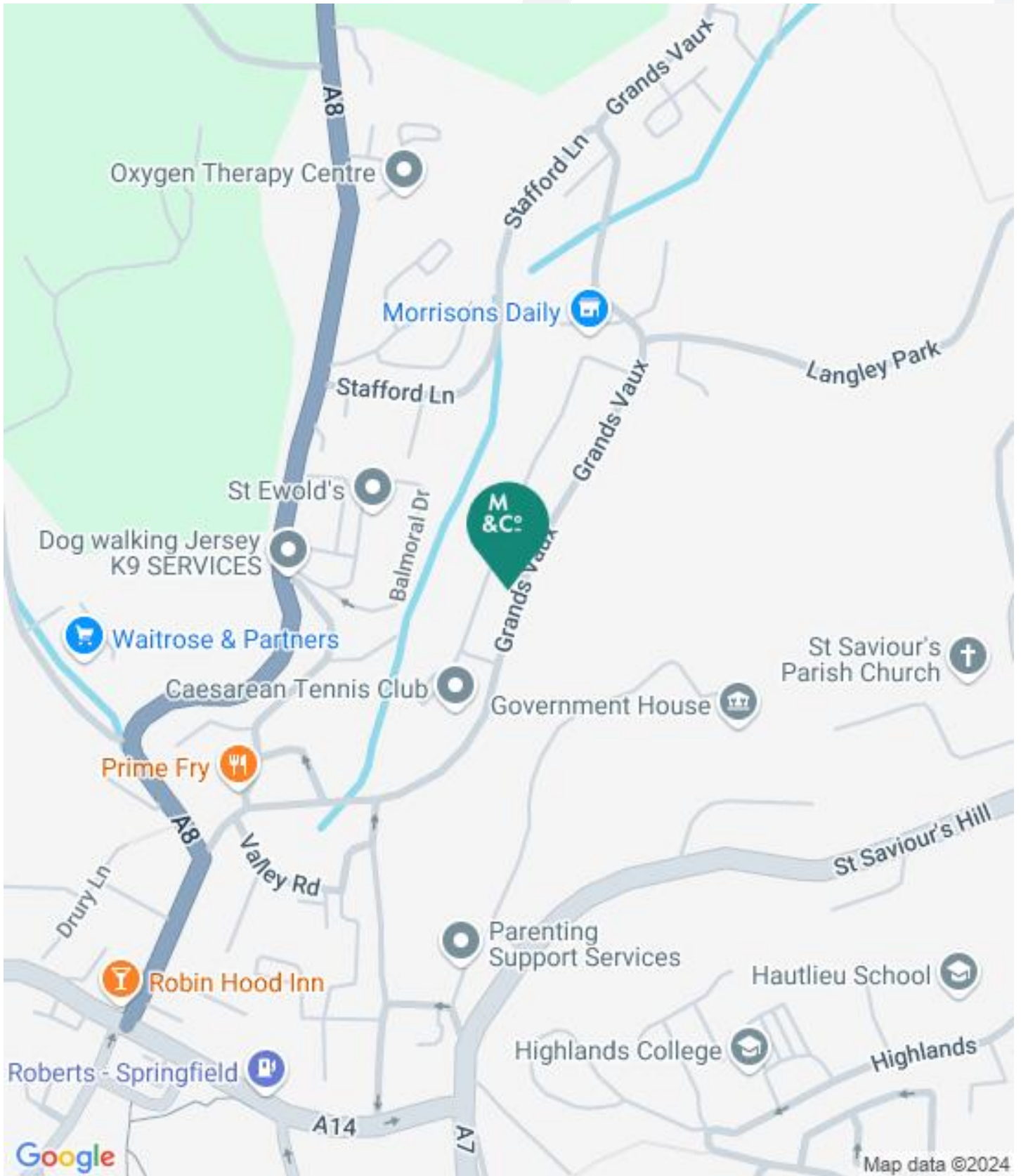
Approx. 60.0 sq. metres (646.2 sq. feet)



Total area: approx. 125.2 sq. metres (1348.0 sq. feet)

These particulars whilst we believed to be accurate are set out for general guidance only. Floor plans, where included are intended for reference only and are not drawn to scale. Neither constitutes any part of a formal offer or contract. Purchasers should not rely upon them as statements of representation of fact, and must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We have not tested any apparatus, fixtures, fittings or services at the property. Interested parties must undertake their own investigation into the operation of any such items.

Plan produced using PlanUp.





Bradley Rolland

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